PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 372327 DEEDWARR
03/13/2020 02:28:37 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20200313-0028315

W & I Ref: (DM) Title No.: 60874
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Victoria W. Hupp 21 Vaughns Gap Road #118 Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 129150A11800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$170,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **KMF Investments, LLC**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Victoria W. Hupp**, unmarried, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 118 of Belle Meade Highlands Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A-2 to the Master Deed of record in Book 7091, page 302, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to KMF Investments, LLC, by Warranty Deed from Brenda Lewis and John Lewis, wife and husband, dated June 17, 2016, recorded on June 17, 2016, of record in Instrument No. 20160617-0061883, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan of record in Exhibit A-2 to the Master Deed of record in Book 7091, page 302, said Register's Office, shows an owner's certificate and easement(s) to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 7091, page 302; amended in Instrument No. 20071025-0126213; Instrument No. 20080424-0042111; Instrument No. 20150520-0046371; and, Instrument No. 20150818-0083106, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of Belle Meade Highlands Condominium Association, Inc., of record in Book 7102, page 223, said Register's Office. Easement Agreement for fence, of record in Book 11000, page 273, said Register's Office.

This is improved property, known as 21 Vaughns Gap Road, # 118, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of March, 2020.

KMF Investments, LLC
By: Karl M Frisch
Karl M. Frisch, Sole Member

State of Tennessee

County of Davidson

On this 11th day of March, 2020, before me the undersigned authority, personally appeared KMF Investments, LLC, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $170,000.00.

Affiant

Sworn and subscribed before me this 11th day of March, 2020.

Notary

My Commission Expires: _____

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022